

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, January 6, 2014- 7:00 p.m.
MEETING ROOM 135 – TOWN HALL 100 POCONO RD

1. **Convene meeting**
2. **Review Minutes – 12/2/13**
3. **Review Correspondence:**
 - a. **Minutes of other Boards and Commissions: Zoning Commission** 11/21/13, 12/12/13; **Inland Wetlands Commission** 11/18/13, 11/25/13, 12/9/13; **Planning Commission** 12/5/13;
 - b. Legal Briefings for Building Inspectors: December 2013
4. **PUBLIC HEARINGS – 7:00 p.m.**
 - a. **315 Candlewood Lake Road #201301166:** Variance requested: §242-402A – 14’ structure to center of road, §242-402A – 13.3’ structure to right side line, §242-401A(5) – Front yard use for an accessory garage (*ph close date 2/9/14*)
 1. Map showing “Plot Plan” of 315 Candlewood Lake Road prepared by CJOJ, LLC dated 10/29/13
 - b. **4 Pine Street #201301169:** Variance requested: §242-402A – 1% of lot coverage for a deck (*ph close date 2/9/14*)
 1. “Property Survey” prepared by Danbury Land Surveying, LLC dated 12/4/13
 - c. **337 Federal Road #201301183:** Variance requested: §242-501E(1)(b) – structure to front lot line (commercial) for a proposed restaurant building within the front yard setback (*ph close date 2/9/14*)
 1. Map titled “Demolition Plan” prepared by CCA, LLC dated 11/26/13 – sheet C1
 2. “Zoning Location Survey Showing Proposed Improvements” prepared by CCA, LLC dated 12/5/13 – sheet 1 of 1
 - d. **1 High Acres Road #201301184:** Variance requested §2e42-402A – 35’ structure to center of road, §242-402A – 1% of lot coverage and §242-401A(5) – structure in front yard for a new 1.5 story structure (*ph close date 2/9/14*)
 1. Hand drawn plot plan handed into Land Use 12/17/13
5. **Tabled Items:**
6. **New Business:**
 - a. **Nomination and Election of Officers for the 2014 Calendar Year:**
7. **Informal Discussion:**
8. **Adjourn**

Next meeting Scheduled for February 3, 2014